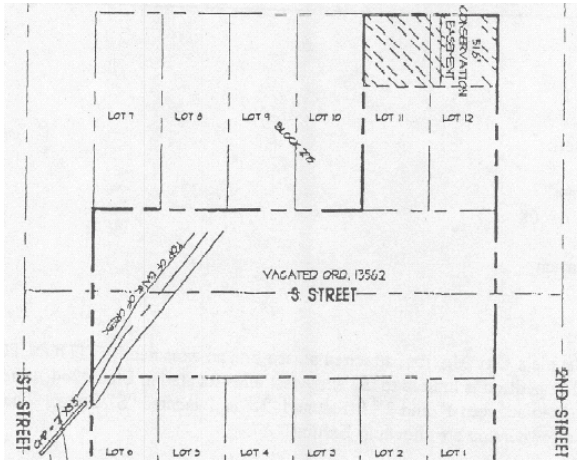


Floodplain Management: Maintain Storage on Surplus/Vacated Property



Description

Continuing this present-day policy would retain a permanent conservation easement over any City property within the floodplain that is declared surplus, or any street or alley ROW within the floodplain that is vacated. The conservation easement would protect the floodplain storage capacity (the area could not be filled or built upon, except for open space uses like a parking lot which preserve the flood storage).

As an alternative, the applicant may propose to deed a new conservation easement over a nearby area which would provide the same storage capacity. (e.g., 500 cubic yards of fill dirt and building volume could be compensated by the protection of 500 cubic yards of open flood storage volume elsewhere).

Advantages

- ★ Seeks a balance between allowing future expansions and preserving flood storage.
- ★ Provides flexibility to existing businesses in the older, developed areas of Lincoln where significant investments have already been made.

Disadvantages

- ☹ May encourage further development in the floodplain that would not otherwise occur due to space limitations.
- ☹ May lead to increased loss of flood storage, in spite of preserving a like volume of flood storage on the site, if conservation easement areas are not 'hydraulically equivalent.'
- ☹ May lead to a greater number of people/properties at risk of flooding.
- ☹ Encourages development of areas that might be considered for floodplain buyouts at some time in the future.

Implementation Considerations

- May not be an important consideration if a No Net Rise/Compensatory Storage or other 'No Adverse Impact' standard is adopted.
- Could be reviewed on case by case basis with review process and established criteria in place.
- For ROW vacations, acquisition of an easement over an alternate area takes significantly greater processing time/resources than retaining an easement over vacated ROW.

Floodplain Management: Maintain Storage on Surplus/Vacated Property

Implementation Considerations

- Policy could be one component of a larger program that places higher standards on undeveloped floodplains and allows greater flexibility in developed floodplains.
- Policy currently addresses only flood storage issues, but does not necessarily identify floodplain natural/beneficial functions (eg. impacts of constructing a parking lot in a previously undeveloped area).

References

- “Policies Pertaining to Street and Alley Vacations and Surplus Land in the Floodplain,” July 2002 FPTF handout (Handout No. 1 on website).
- Street and Alley Vacations, Handout No. 2 (ref. website).
- Small Group Discussions RE: Policies Pertaining to Street and Alley Vacations and Surplus Land in the Floodplain,” Aug 2002 handout and website reference.

